

TAB No.13

Public Improvements Plan

PUBLIC IMPROVEMENT PLAN

FOUNDRY

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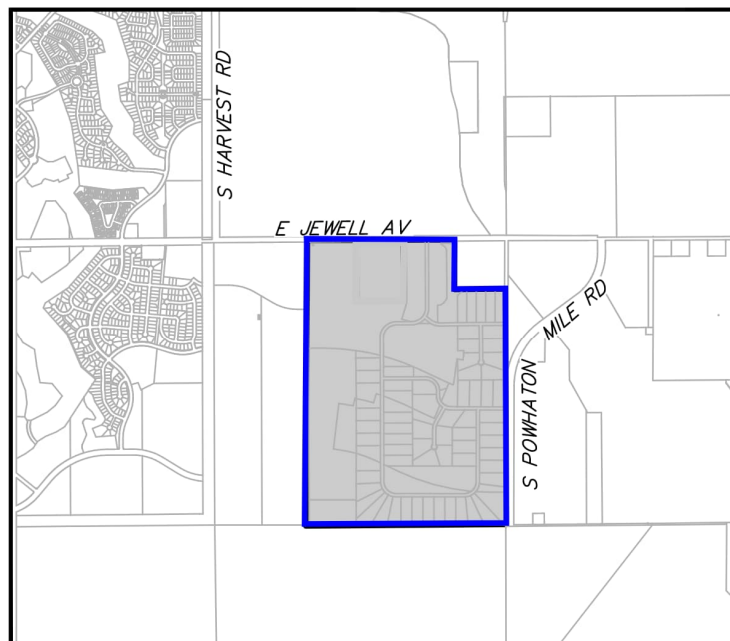
INTRODUCTION

The purpose of this Public Improvement Plan (PIP) is to identify the required infrastructure to support the overall planning within the Foundry development. The required roadway, trails, parks, storm drainage, water, and sanitary sewer infrastructure will be described to facilitate each neighborhood within the development.

GENERAL LOCATION AND DESCRIPTION

Site Location

The Foundry Development (Site) is situated in Section 29, Township 4 South, Range 65 West, 6th Principal Meridian. More specifically, the Site is located south of Jewell Avenue and between S. Kewaunee St. and S. Powhatan Road in Aurora, CO. The Site is bounded by the Harvest Crossing development to the west, E. Jewell Avenue and the Parklands development to the north, S. Powhatan Road to the east, and Yale Avenue and the DADS landfill to the south.



VICINITY MAP

Description

The development consists of 417 acres with a residential zoning R-2 that allows lot flexibility within the district. The proposed improvements will be constructed to meet the needs of both the present and future developments within the overall Site. The following describes the general parameters of each planning area and the improvements necessary to service the planning areas independently. Each planning area will be required to meet Fire Life Safety requirements. The roadway network adjacent to and proposed within the development will need to be evaluated when each planning area is developed.

PUBLIC IMPROVEMENTS

General Development Parameters:
The Site will be divided into 4 neighborhoods. The neighborhoods are divided further into Planning Areas, Neighborhood Parks, Open Space, a Recreation Center and a School. See below for abbreviations and definitions:

Abbreviation	Definition
PA	Planning Area (Residential)
NP	Neighborhood Park
OS	Open Space/Detention
SCH	School
REC	Recreation Center

The PA's are Residential and will be a mix of single family detached, motor courts and townhomes.

A public roadway network will be developed through the site to provide vehicular access to the various planning areas. Utilities will be placed within the public rights of way to provide service to the planning areas throughout the development.

The requirements of development for the various planning areas will be detailed later in this narrative.

Park and Open Space Improvements

A neighborhood park will be provided along with open space located in each Neighborhood. Neighborhood parks in PAs 3, 13, 19, and 27 will serve the community. Park acreages and amenities have been determined per City of Aurora standards and specifications. Multi-use trails and pedestrian connections will be incorporated throughout the parks and open space. Please refer to Form J within the Foundry Master Plan for park and open space specifics.

Roadway Improvements

The perimeter public improvements required for the development of the Site include:

- Perimeter roadway improvements to construct the south half of E. Jewell Avenue north of the Site. E Jewell Avenue is classified in the Traffic Impact Analysis (TIA) as a future 6-lane major arterial. Recommended improvements for this roadway include future signalized intersections of Kewaunee Street and Louisiana Avenue and associated deceleration and acceleration lanes.
- Perimeter roadway improvements to construct the east half of Kewaunee Street west of the Site. Kewaunee Street is classified as a 2-lane local and divides the Site and Harvest Crossing subdivision to the west. Kewaunee Street is proposed to connect to E. Jewell Avenue on the north side of the Site and to E. Yale Avenue south of the site. Intersection improvements, when warranted, are expected to be acceleration and deceleration lanes at the E. Jewell and Kewaunee intersection. Per the TIA, this intersection is expected to be a signal-controlled intersection in the future.
- Perimeter roadway improvements to construct the full section of Yale Avenue on the south side of the development. Yale Avenue is classified as a 4-lane minor arterial.

- Perimeter roadway improvements to construct the west half of Powhatan along the approximately southern half of the development prior to the roadway curving to the east. Powhatan Road is classified as a 4-lane major arterial. The continuation of Powhatan north to Jewell is not a part of this development.
- All future traffic signal location funding shall be according to the City's Traffic Signal Escrow Ordinance.

The internal roadway improvements to service the development of the Site include:

- Warren Avenue is a collector street that will be installed to service the proposed planning areas from Kewaunee Street and S. Powhatan Road. Right of way is as follows: 94'-80' from Kewaunee Street to the school, 80' from the school to Louisiana Ave., 94'-80' at the intersection of Louisiana Ave., 80' from Louisiana Ave. to Powhatan Road.
- A north-south aligned collector street (Louisiana Avenue) will be installed from E. Jewell Avenue to E. Yale Avenue. Right of way is as follows: 94' ROW from E. Jewell Avenue to the south edge of PA-7, 80' from PA-7 to Warren Avenue, 94'-80' ROW at the Warren Avenue intersection, 80' from Warren Avenue to E. Yale Avenue. The street will service all the neighborhoods of the Site.
- Local Streets (not shown), 64' ROW, will be provided across the Site to service the neighborhood parks, recreation center, school and residential areas. All local streets are proposed to be accessed via the internal collector streets.
- Enhanced local streets, 67' ROW, are proposed to provide a wider trail and easier access around the Site to the various open space, neighborhood parks, pocket parks and open space.
- A trail network will be provided connecting the proposed open space and parks around the Site.

Roadways will be constructed to service the planning areas immediately adjacent, however roadways not adjacent to the development may be required to be constructed to meet traffic and life safety needs. The construction of half roadway sections will be reviewed during the development of planning areas on a case-by-case basis.

The proposed roadway improvements shall be consistent with the approved Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc for the Site.

Drainage Improvements

An offsite regional stormwater basin will be constructed within the Parklands development to the north of the Site to provide stormwater water quality and detention volume for the majority of the Foundry development. The developers of the Parklands property and Foundry development have entered into an agreement to provide drainage facilities for the two developments. In the scenario this pond is not in place at the time of development of Foundry, this pond will be constructed by Foundry in accordance with the Parklands agreement.

Three onsite stormwater ponds will also be required to service the northeast, southeast and southwest corners of the Foundry development and will be constructed within the associated Neighborhoods.

A stormwater channel will also be constructed to convey onsite stormwater flows to the north, through a series of culverts under Jewell Avenue. Maintenance eligibility of the proposed drainage channel will be determined at the time of the final drainage report.

Interim drainage improvements may be required to convey runoff from undeveloped planning areas to the proposed crossings where roadways divert the existing drainage patterns.

Water Main Improvements

Foundry is located within two City of Aurora water zones (4 and 5). Water connections will be made to the two (2) 12" stubs (one for zone 4 and one for zone 5) in Warren Ave at Kewaunee Street provided by Harvest Crossing; to the 16" water line in Yale Ave that will be installed by Harvest Crossing; to the existing 36" steel line in Jewell Ave; and the existing 30" steel line in Powhaton Road.

Multiple 8" and 12" mains will be extended internal to the development to provide the necessary looped water mains around the proposed planning areas for fire protection and domestic service per the Master Utility Study.

Sanitary Sewer Improvements

The Foundry development will be serviced by the Senac interceptor. A small portion of the Site will sewer to the southwest to the Harvest Crossing development near Yale.

A series of 8" and 10" sanitary sewer mains will be extended throughout the development to service each neighborhood and planning area.

Specific Planning Area Improvement Descriptions

Neighborhood 1 (PA-1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 14 – 130.4 Acres) Residential:

Prior to the development of Neighborhood 1 the following public improvements shall be designed and approved for construction:

- The signalization of the Kewaunee St and Jewell Avenue intersection will occur when warrants are met.
- The signalization of the Louisiana Avenue and Jewell Avenue intersection will occur when warrants are met.
- Jewell Avenue south half improvements along the northern Neighborhood 1 frontage.
- Kewaunee St. east half improvements (2 lanes min.) along the western Neighborhood 1 frontage.
- Louisiana Avenue full improvements between Jewell and Warren.
- Warren Avenue full improvements between Kewaunee and Louisiana.
- Domestic water Zone 4 connection will be provided from the existing watermain within the Kewaunee Street (by Harvest Crossing) and connections to the water stubs near Jewell Avenue (by Parklands) to service Neighborhood 1.
- Sanitary sewer connection within Neighborhood 1 to the Senac interceptor.
- Stormwater channel improvements from E. Jewell Avenue to Warren Avenue including culvert crossings of Jewell Avenue, Warren Avenue and Louisiana Avenue.
- Storm sewer (not shown) to provide conveyance from the Neighborhood to the stormwater channel and regional stormwater pond.
- The regional stormwater pond with the Parklands development north of Jewell Avenue.
- Trails and parks internal and adjacent to the Neighborhood will be required.

The school is included in Neighborhood 1 as PA - 5, however, the timing of this planning area will be determined by Aurora Public Schools (APS) when it is conveyed with the recording of the Neighborhood 1 plat.

Neighborhood 2 (PA-15, 16, 17, 18, 19, 20, 21, 22, 23, 24, & part of 31 - 119.7 Acres) Residential:

Prior to the development of Neighborhood 2 the following public improvements shall be designed and approved for construction:

- The signalization of the Kewaunee St. and Jewell Avenue intersection will occur when warrants are met.
- The signalization of the intersection Louisiana Avenue and Jewell Avenue will occur when warrants are met.
- Kewaunee St. east half improvements (2 lanes min.) from Yale to Jewell along the Neighborhood 1 and 2 frontage if not already constructed.
- Louisiana Avenue full improvements along the Neighborhood 1 and 2 frontage from Yale to Jewell Avenue (if not already constructed).
- Yale Avenue full improvements along the Neighborhood 2 frontage from Kewaunee to Louisiana if not already constructed.
- Warren Avenue improvements along the Neighborhood 2 frontage between Kewaunee and Louisiana Avenue.
- Domestic water Zone 5 connections will be provided from the existing water main within the Kewaunee Street (by Harvest Crossing) and connection to the waterline in Yale Avenue that will be constructed by Harvest Crossing.
- Sanitary sewer connection within Neighborhood 2 to the main extension in Louisiana (if not already constructed) and connect to the Senac interceptor. Connection to Harvest Crossing for the southwest portion of the Neighborhood.
- The regional stormwater pond with the Parklands development north of Jewell Avenue, if not already constructed.
- Drainage channel PA-20, PA14 and PA-10. Culvert improvements under Warren Avenue, Louisiana Avenue and Jewell Avenue.
- Onsite stormwater pond located in the southwest corner of the Site and southeast corner of the neighborhood.
- Storm sewer (not shown) to provide conveyance from the planning area to the stormwater basins.
- Recreation center located in Neighborhood 1 will be required with the completion of Neighborhood 1 and 50% of Neighborhood 2.
- Trails and parks internal and adjacent to the Neighborhood will be required.
- Western half of PA-31 landscape and trails.

Neighborhood 3 (PA-11, 12 & 13 – 50.5 Acres) Residential:

Prior to the development of Neighborhood 3 the following public improvements shall be designed and approved for construction:

- Louisiana Avenue full improvements along the Neighborhood 3 frontage from Warren Avenue to Jewell Avenue.
- Powhatan Road west half improvements from Warren Avenue to Yale Avenue, if not already constructed.
- Kewaunee Street east half improvements from Yale Avenue to Powhatan Road, if not already constructed.
- Warren Avenue full improvements from Powhatan Road to Louisiana Avenue, if not already constructed.
- Yale Avenue full improvements from Powhatan Road to Kewaunee Street, if not already constructed.
- Potential Jewell Avenue south half improvements (not shown) along the Neighborhood 1 frontage. These may be required to accommodate traffic volumes.
- Domestic water Zone 5 connection will be provided from the existing lines in Powhatan Road and Kewaunee Street if not already constructed.
- Sanitary sewer connection within Neighborhood 3, through Neighborhood 1 to the Senac interceptor.
- The regional stormwater pond with the Parklands development north of Jewell Avenue, if not already constructed.
- Drainage channel along Neighborhood 3 within PA-10.
- Storm crossings at Louisiana and Jewell.
- Onsite stormwater pond located in PA-11.
- Storm sewer (not shown) to provide conveyance from the planning area to the channel and stormwater basin.
- Trails and parks internal and adjacent to the Neighborhood will be required.

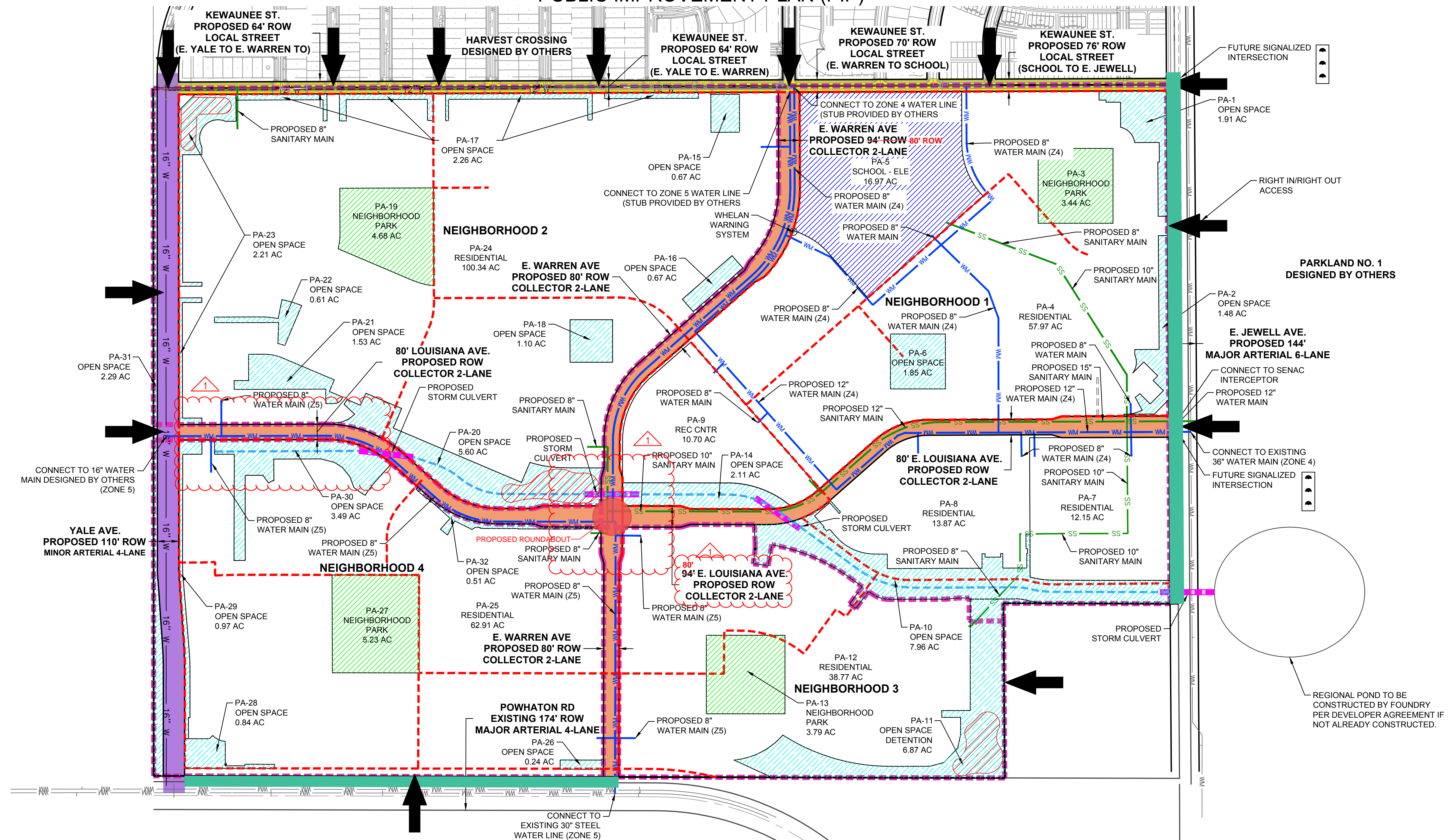
Neighborhood 4 (PA-25, 26, 27, 28, 29, 30, part of 31 & 32 – 73.7 Acres) Residential:

Prior to the development of Neighborhood 4 the following public improvements shall be designed and approved for construction:

- Louisiana Avenue full improvements from Yale to Jewell Avenue, if not already constructed.
- Warren Avenue full improvements from Powhatan Road to Louisiana Avenue, if not already constructed.
- Powhatan Road west half improvements from Warren Avenue to Yale Avenue, if not already constructed.
- Yale Avenue full improvements from Powhatan Road to Kewaunee Street, if not already constructed.
- Kewaunee Street east half improvements from Yale Avenue to Powhatan Road, if not already constructed.
- Domestic water Zone 5 connection will be provided from the existing watermain within Yale Avenue (by Harvest Crossing) and existing watermain in Powhatan Road.
- Sanitary sewer connection within Neighborhood 4 to the Senac interceptor.
- The regional stormwater pond with the Parklands development north of Jewell Avenue, if not already constructed.
- Onsite stormwater ponds located in PA-20.
- Storm crossings at Warren, Louisiana and Jewell.
- Drainage channel within PA-10, PA-14, PA-20, and 30, if not already constructed.
- Storm sewer (not shown) to provide conveyance from the planning area to the stormwater basins.
- Trails and parks internal to the Neighborhood will be required.
- Landscape and trails for the eastern half of PA-31 south of the Neighborhood.

OVERALL DEVELOPMENT AND PLANNING AREAS

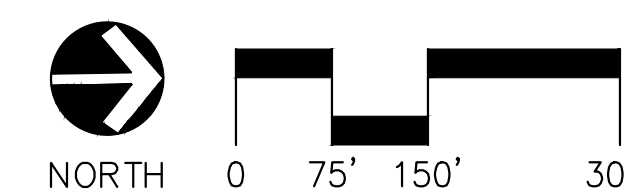
FOUNDRY PUBLIC IMPROVEMENT PLAN (PIP)



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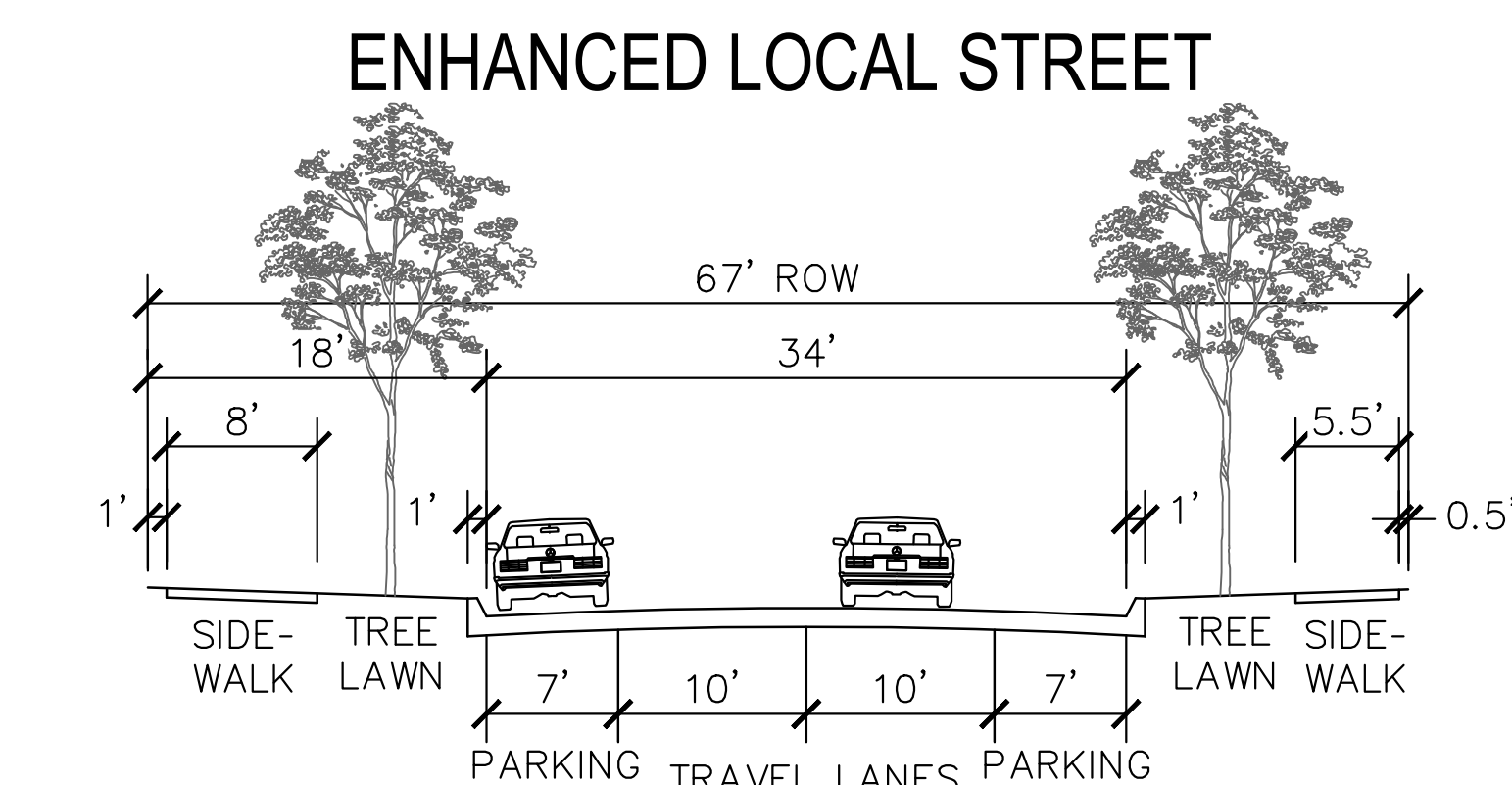
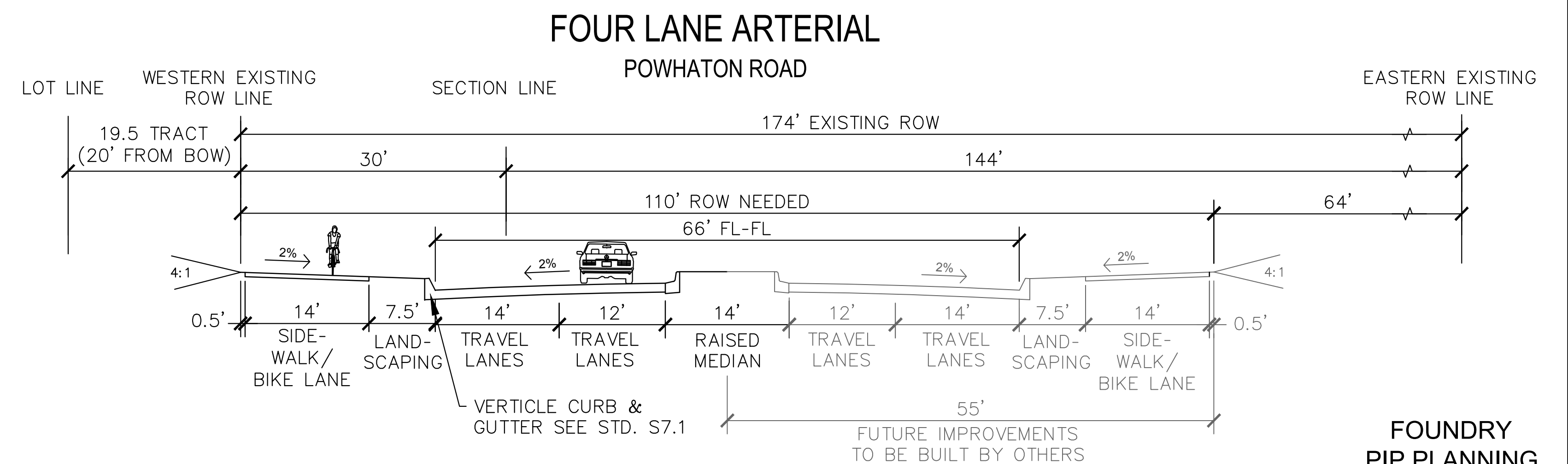
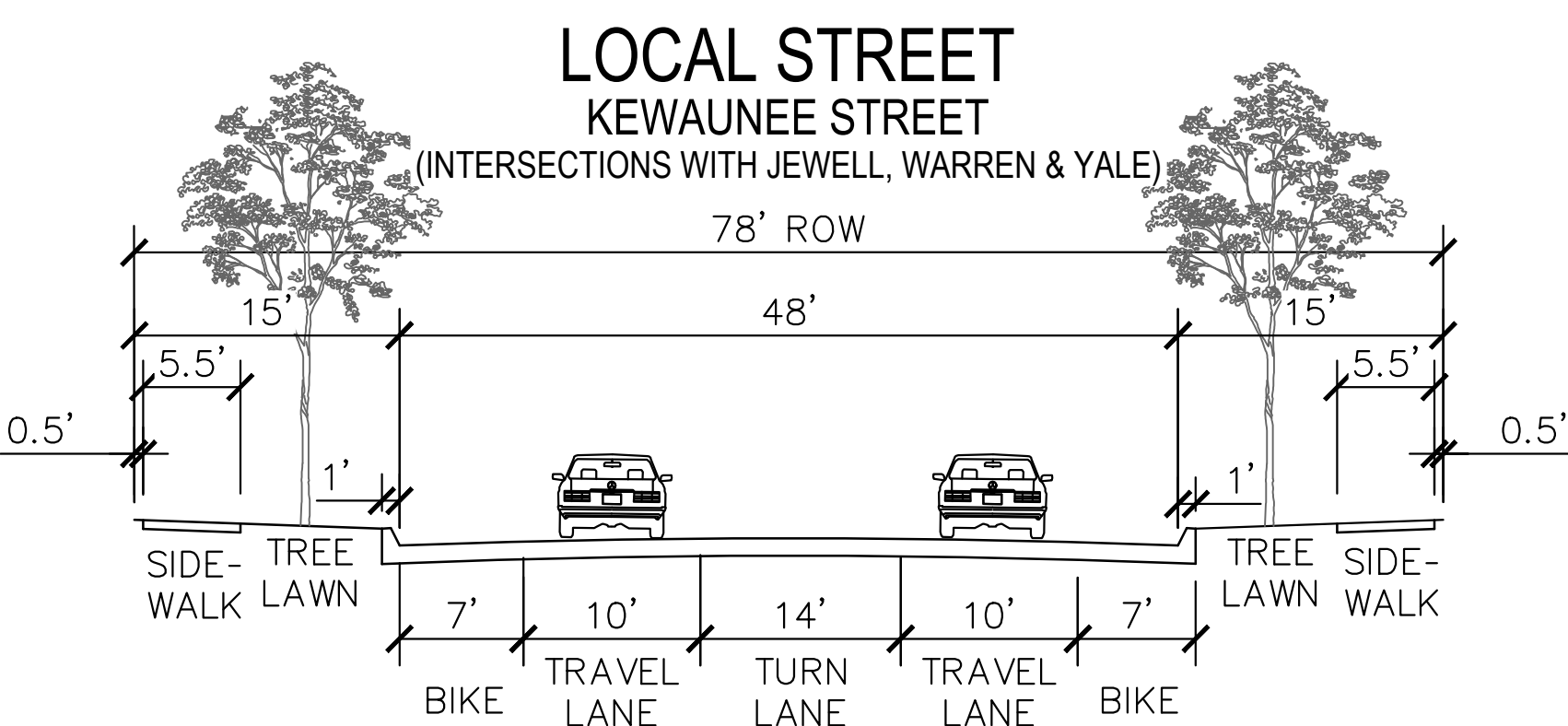
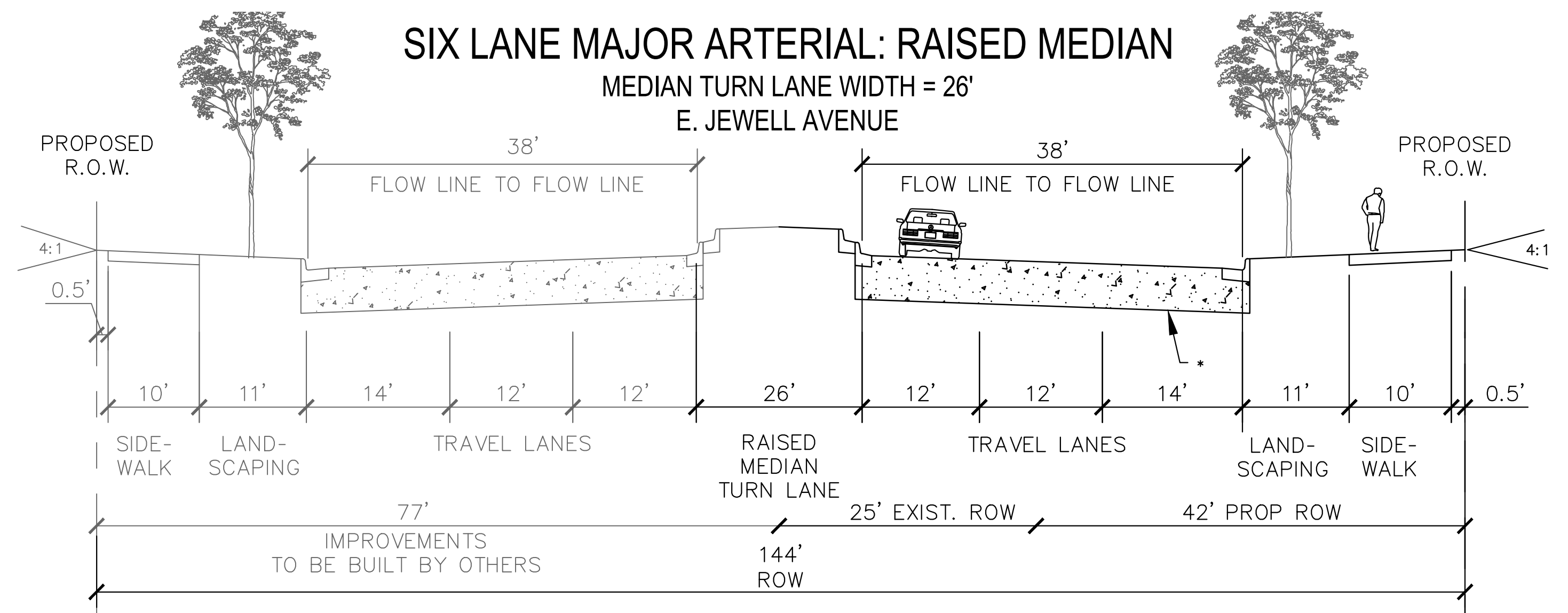
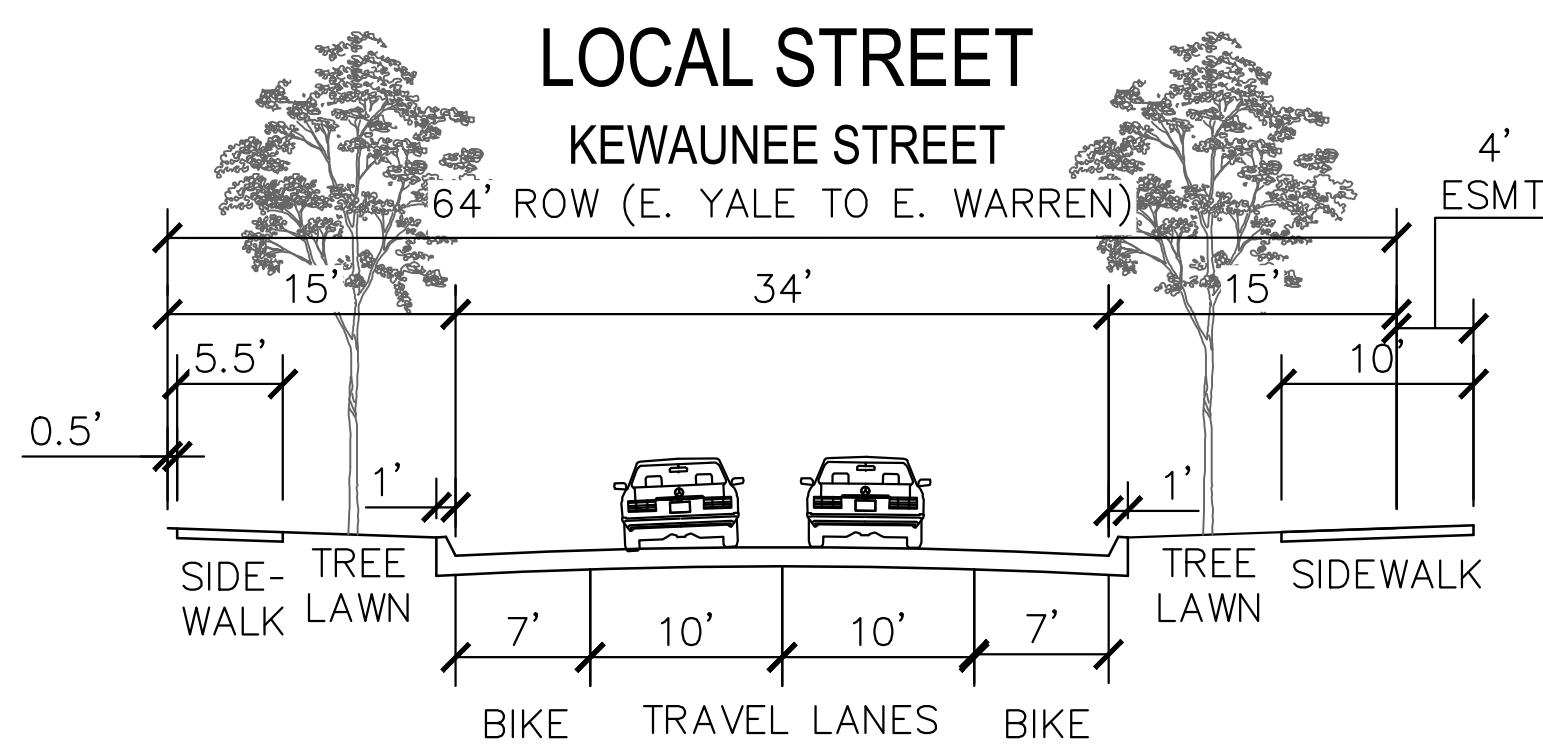
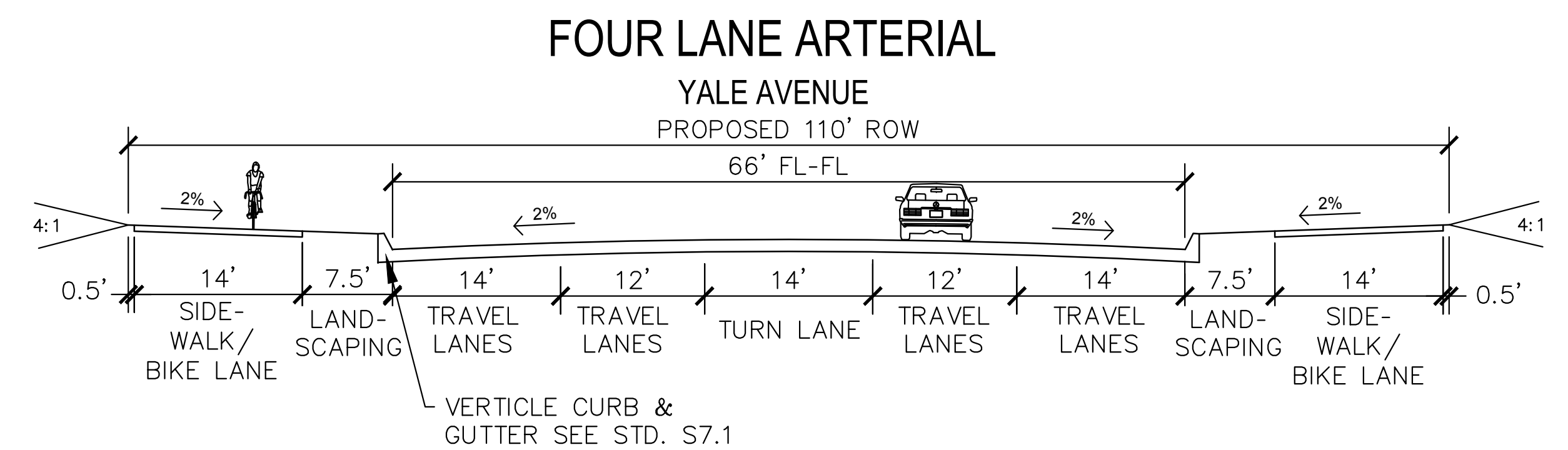
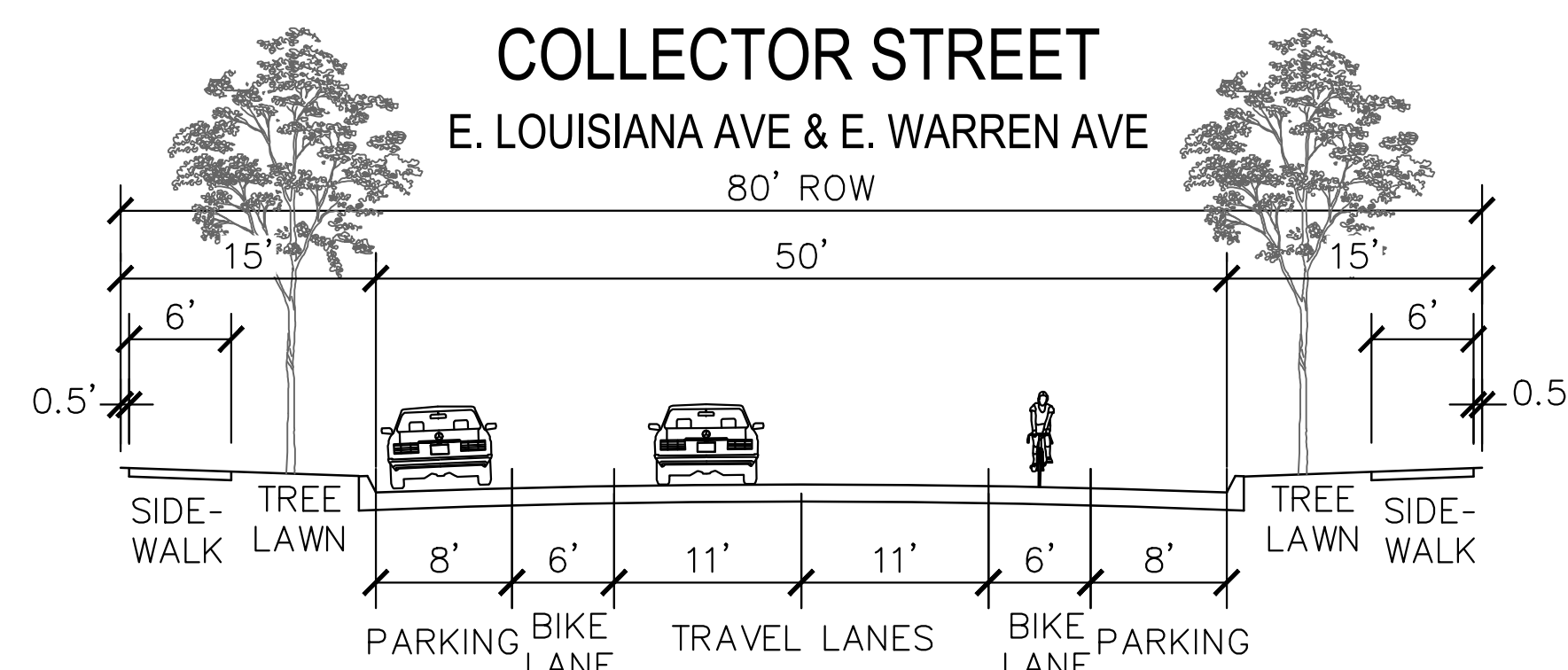
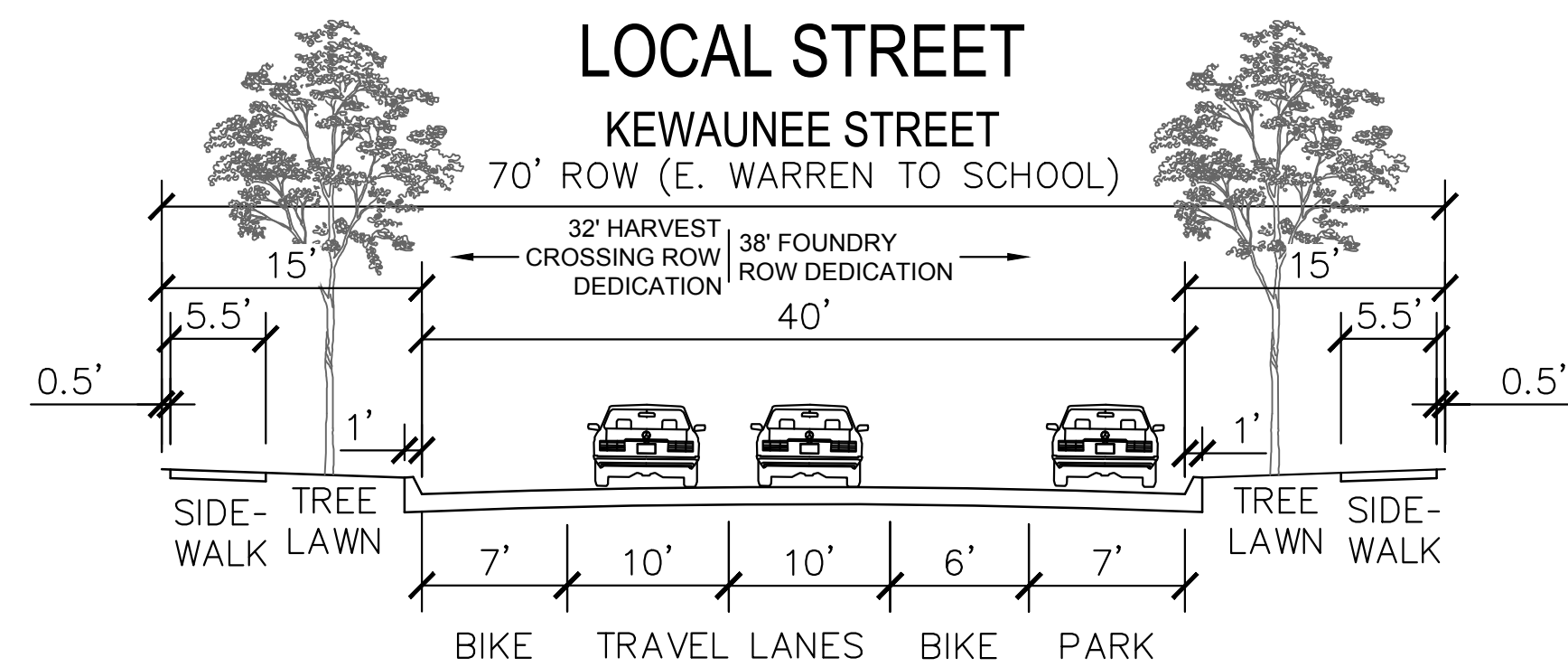
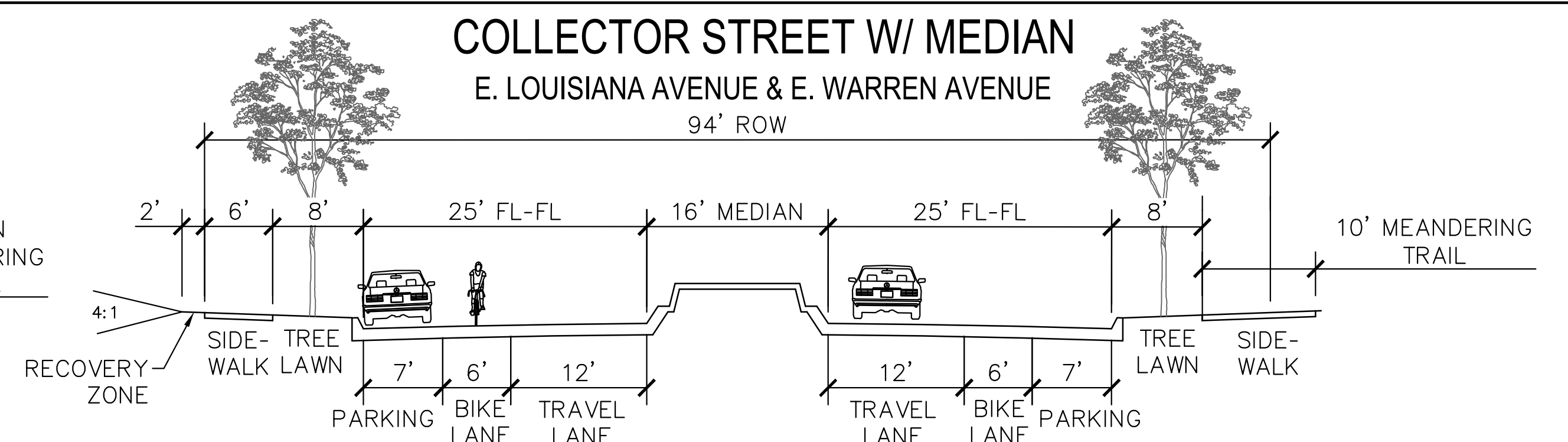
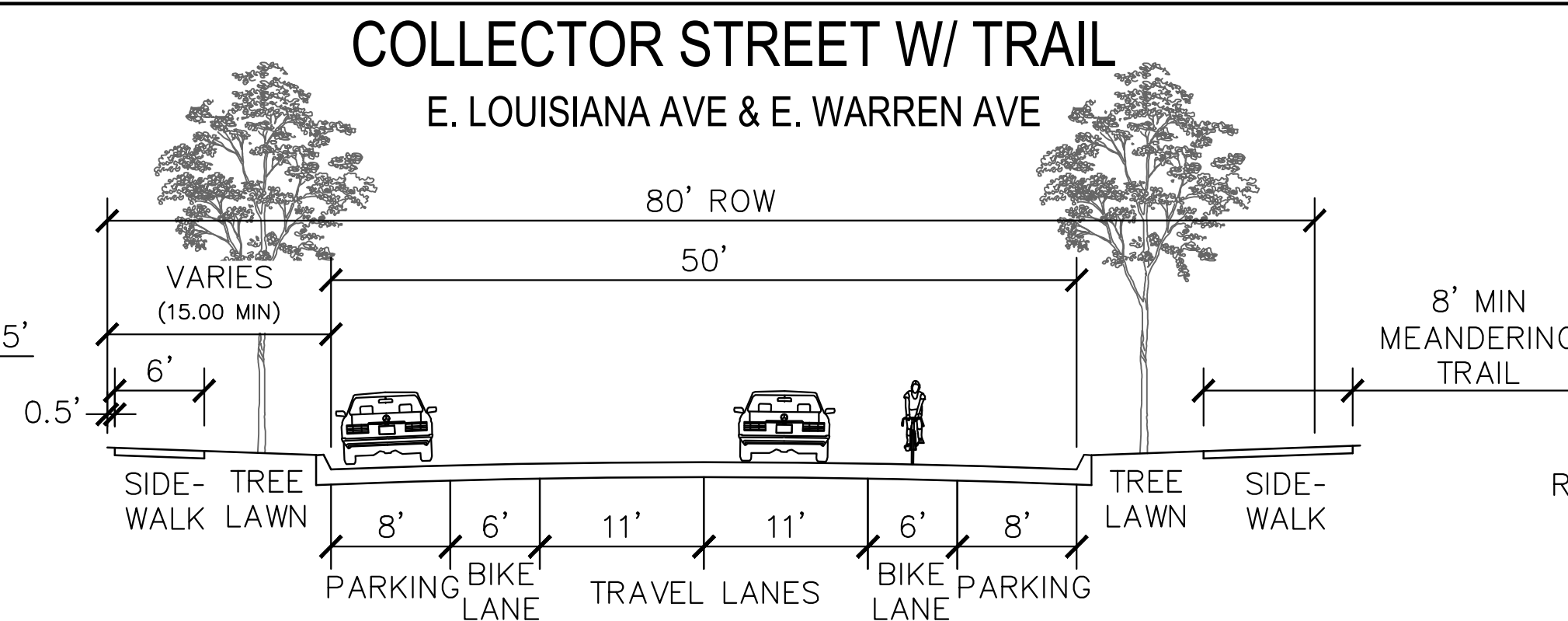
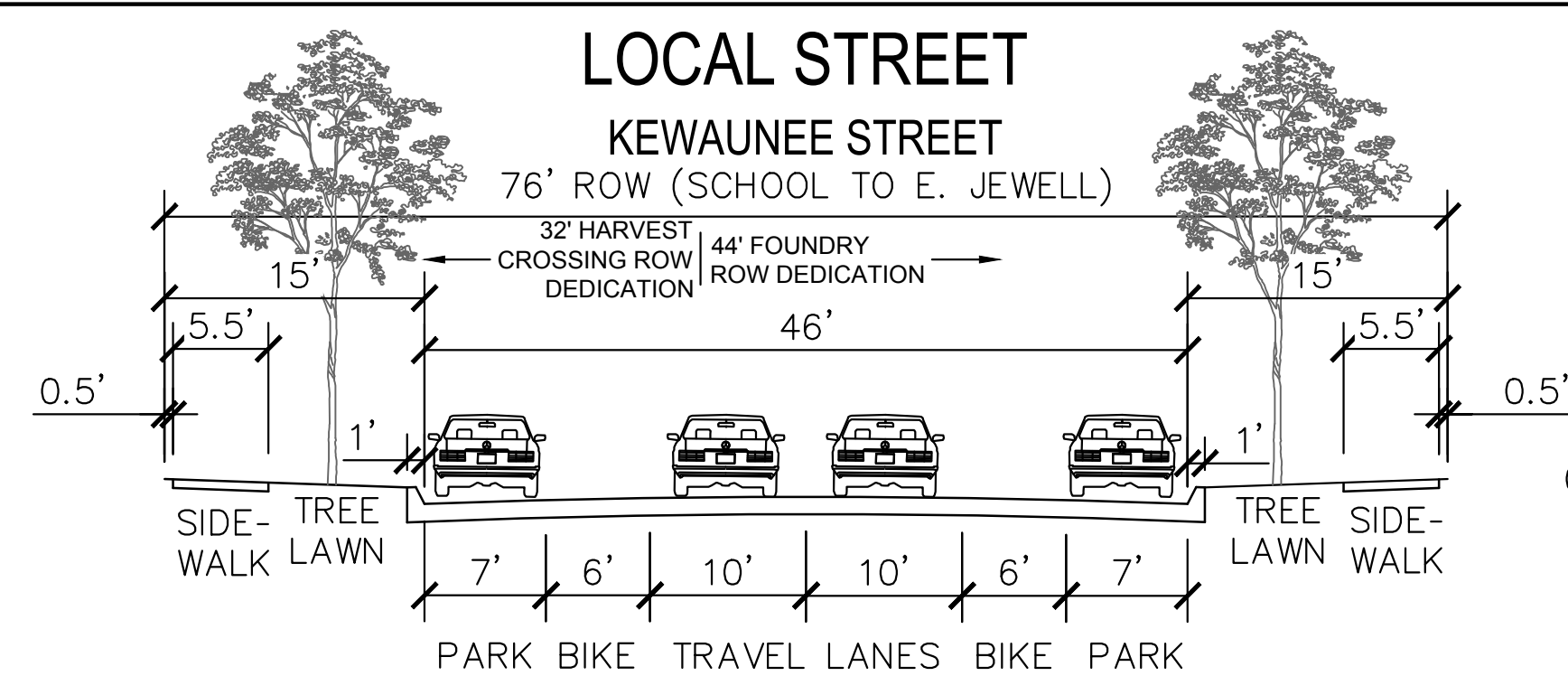
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	PROPOSED ACCESS POINTS		MINOR ARTERIAL - 110'
	PROPOSED WATERLINE		COLLECTOR - ROW VARIES (94' MAX.)
	PROPOSED SANITARY		LOCAL STREET - 64'
	PROPOSED STORM CULVERT		NEIGHBORHOOD BOUNDARY
	PROPOSED OPEN SPACE		PROPOSED TRAIL
	PROPOSED NEIGHBORHOOD PARK		PROPOSED CHANNEL
	PROPOSED SCHOOL		
	PROPOSED DETENTION POND		

NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.

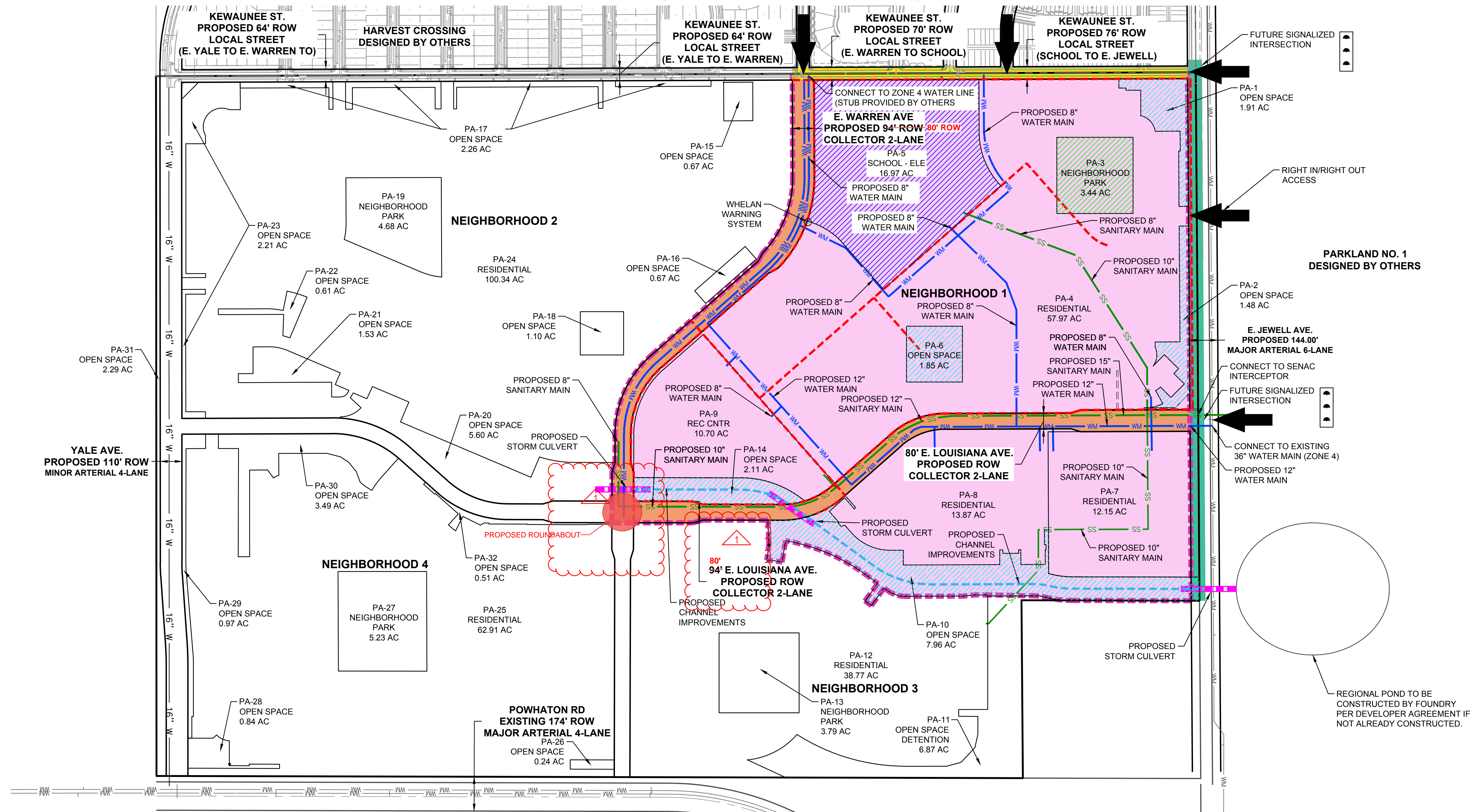


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FOUNDRY
PIP PLANNING
AREA EXHIBITS
OVERALL PIP
Sheet 01 OF 06



NEIGHBORHOOD 1 (PA-1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 14)









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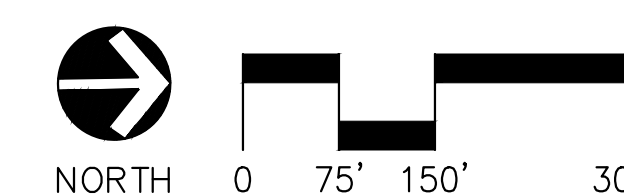


Legend for the proposed site plan:

- PROPOSED WATERLINE
- PROPOSED SANITARY
- PROPOSED STORM CULVERT
- PROPOSED OPEN SPACE
- PROPOSED NEIGHBORHOOD PARK
- PROPOSED SCHOOL
- PROPOSED DETENTION POND

PROPERTY LINE		MAJOR ARTERIAL - 144'
PROPOSED ACCESS POINTS		MINOR ARTERIAL - 110'
PROPOSED WATERLINE		COLLECTOR - ROW VARIES (94' MAX.)
PROPOSED SANITARY		LOCAL STREET - 64'
PROPOSED STORM CULVERT		NEIGHBORHOOD BOUNDARY
		PROPOSED TRAIL
PROPOSED OPEN SPACE		PROPOSED CHANNEL

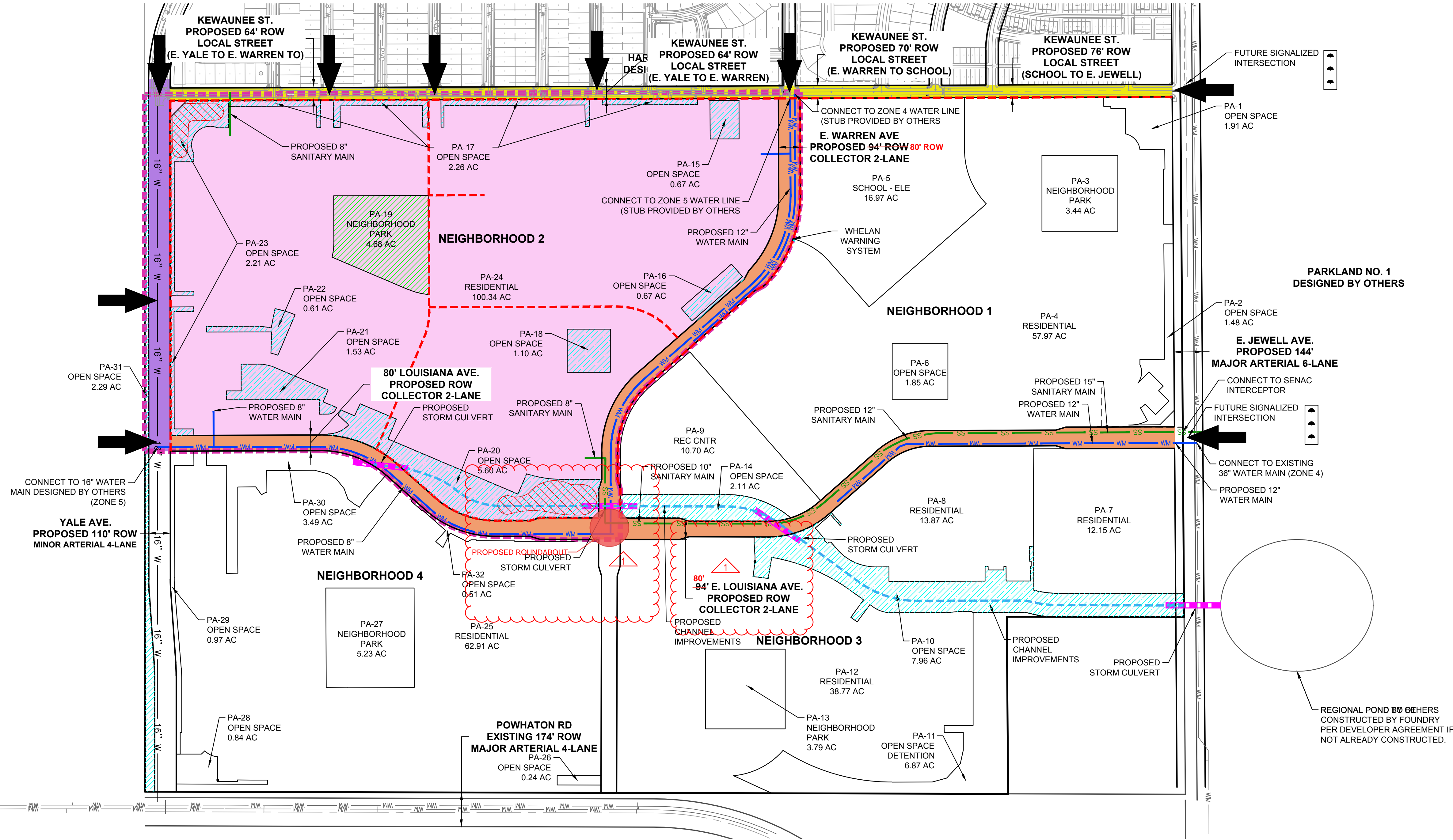
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FOUNDRY
PIP PLANNING
AREA EXHIBITS
Sheet 03 OF 06

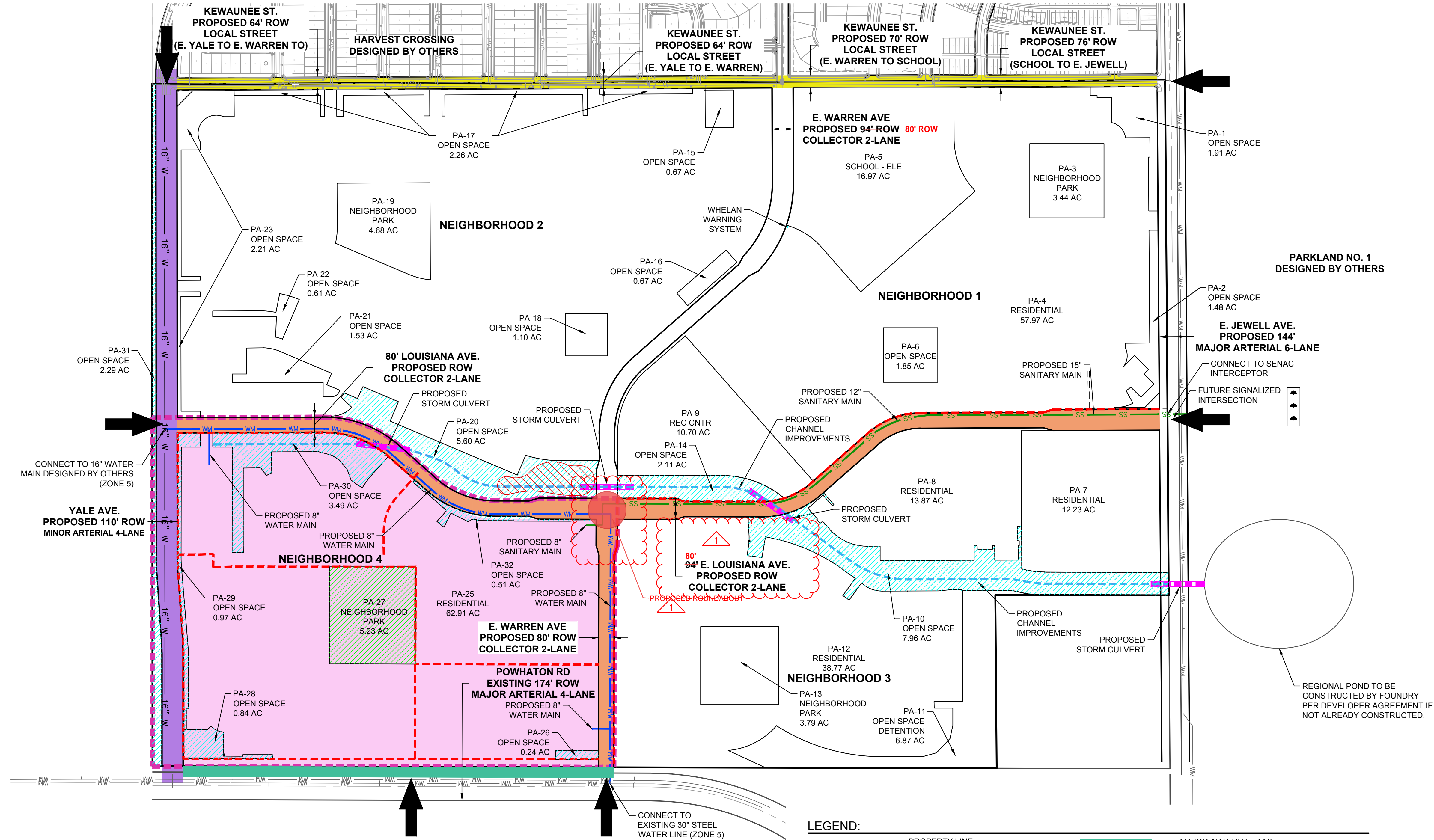
FOUNDRY
PUBLIC IMPROVEMENT PLAN (PIP)
NEIGHBORHOOD 2 (PA-15,16 ,17, 18, 19, 20, 21, 22, 23, 24 & 31)



LEGEND:

	PROPERTY LINE		MAJOR ARTERIAL - 144'
	PROPOSED ACCESS POINTS		MINOR ARTERIAL - 110'
	PROPOSED WATERLINE		COLLECTOR - ROW VARIES (94' MAX.)
	PROPOSED SANITARY		LOCAL STREET - 64'
	PROPOSED STORM CULVERT		NEIGHBORHOOD BOUNDARY
	PROPOSED OPEN SPACE		PROPOSED TRAIL
	PROPOSED NEIGHBORHOOD PARK		PROPOSED CHANNEL
	PROPOSED SCHOOL	NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.	
	PROPOSED DETENTION POND		

FOUNDRY
PUBLIC IMPROVEMENT PLAN (PIP)
NEIGHBORHOOD 4 (PA-26, 27, 28, 29, 30 & 31)



LEGEND:

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	PROPOSED ACCESS POINTS		MINOR ARTERIAL - 110'
	PROPOSED WATERLINE		COLLECTOR - ROW VARIES (94' MAX.)
	PROPOSED SANITARY		LOCAL STREET - 64'
	PROPOSED STORM CULVERT		NEIGHBORHOOD BOUNDARY
	PROPOSED OPEN SPACE		PROPOSED TRAIL
	PROPOSED NEIGHBORHOOD PARK		PROPOSED CHANNEL
	PROPOSED SCHOOL		
	PROPOSED DETENTION POND		

NOTE: ULTIMATE ALIGNMENT TO BE DETERMINED AT TIME OF SITE PLAN.

NORTH

0 75' 150' 300'

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